

GERMAN VILLAGE COMMISSION MINUTES

Wednesday, September 5, 2018
4:00 p.m.

111 N. Front Street, Hearing Room 204

Commissioners Present: Anthony Hartke Mark Ours, Karen McCoy, James Panzer, Ned Thiell

Commissioners Absent: Charissa W. Durst, Jeff Ferriell

City Staff Present: Connie Torbeck

- I. CALL TO ORDER – 4:07 p.m.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Tuesday, September 25, 2018 – 111 N. Front Street (Michael B. Coleman Government Center);
- III. NEXT COMMISSION HEARING – 4:00 p.m., Tuesday, October 2, 2018 – 111 N. Front Street (Michael B. Coleman Government Center);
- IV. SWEARING IN OF STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES, Thursday, July 5, 2018
MOTION: Panzer/Ours (5-0-0) APPROVED
- VII. STAFF APPROVALS – The German Village Commission hereby accepts all Staff Approved items, as listed, (see below), and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.
MOTION: Panzer/Thiell (5-0-0) APPROVED
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. 18-9-26

332 East Sycamore Street

Pro Exterior by APCO (Applicant)

Donna Miracle (Owner)

Prior to review of Application #18-9-26, Commissioner Panzer noted the need to abstain from the proceedings and exited the hearing room.

Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application # 18-9-26, 332 East Sycamore Street, as amended, with all clarifications, as noted:

Install James Hardie Siding

- Remove the existing wood siding and trim on the existing garage, per the submitted photographs.
- Install new wood siding, to match the existing profile and reveal.
- Install new wood trim to match existing.



- Prime and paint any new or bare wood. Paint color to be submitted to Historic Preservation Office staff.

MOTION: Ours/Thiell (4-1[Hartke-against]-0) APPROVED

2. 18-9-27

727-729 Grant Avenue

David Shroyer (Applicant)

Shroyer Brown Family Trust (Owner)

Prior to review of Application #18-9-27, Commissioner Panzer returned to the table.

Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application # 18-9-27, 727-729 Grant Avenue, as amended, with all clarifications, as noted:

Remove Slate and Install Asphalt Shingle Roof

- Remove the existing, deteriorated slate roof, per the submitted photos.
- Remove all slate on the main roof of the house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[] Certain Teed

(standard 3-tab)

[] Nickel Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

MOTION: Thiell/Panzer (5-0-0) APPROVED

3. 18-9-28

913 South Lazelle Street

Christina Ching (Applicant/Owner)

Following presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application # 18-9-28, 913 South Lazelle Street, as amended, with all clarifications, as noted:

Install New Wrought Iron Fence

- Install new, wrought iron fencing inside the existing public sidewalk, along S. Lazelle Street and Concord Place, per the submitted photos and site plan.
- New fence to be simple in design, without finials. Product cut sheet for new fence to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

MOTION: Panzer/Thiell (5-0-0) APPROVED

4. 18-9-29

764 Jaeger Street

Ryan J. Harding (Applicant/Owner)

Following presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application # 18-9-29, 764 Jaeger Street, as amended, with all clarifications, as noted:

Install New Fence

- Remove the existing mix of 6' H and 3'H board-on-board, picket fencing along the alley, side yard, and Frankfort Street, per the submitted photos and site plan.
- Install new, 6'H wood privacy fence along the alley and Frankfort Street, to match neighboring fence, per the submitted site plan and photos.

Note: A 6' High fence is being approved in this particular location, due to the alley-like nature of Frankfort Street and because the fence is located completely behind the rear wall of the house.

MOTION: Panzer/Thiell (5-0-0) APPROVED

5. 18-9-30

275 East Beck Street

Bello Giardino Landscaping (Applicant)

Derek Brown (Owner)

Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Continue Application # 18-9-30, 275 East Beck Street, for fencing and landscaping, and direct Historic Preservation Office staff to place on the October 2, 2018 German Village Commission agenda for further review. Replacement of the existing wood privacy fence, in-like-kind, may be moved to staff approval.

MOTION: Panzer/Thiell (5-0-0) CONTINUED

CONTINUED APPLICATIONS

6. 18-8-34

709 South Fifth Street

Cynthia Puckett (Applicant/Owner)

Following presentation of the staff report, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

In the absence of the Applicant, continue Application #18-8-34, 709 South Fifth Street, for installation of a new gate, and direct Historic Preservation Office staff to place on the October 2, 2018 German Village Commission agenda.

MOTION: Panzer/Thiell (5-0-0) CONTINUED

7. 18-8-35

718 Macon Alley

Michael Cannell (Applicant)

Michael Cannell & Emily Zulaut (Owner)

Following presentation of the staff report, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

In the absence of the Applicant, continue Application #18-8-35, 718 Macon Alley, for installation of a new fence, and direct Historic Preservation Office staff to place on the October 2, 2018 German Village Commission agenda.

MOTION: Panzer/Thiell (5-0-0) CONTINUED

NEW APPLICATIONS

8. 18-9-31

847 South Fifth Street

Juliet A. Bullock (Applicant)

Branko & Janey Pfeiffer (Owner)

Following presentation of the Applicant, a motion was made to divide the Application into parts 'a' and 'b.'

MOTION: Ours/McCoy (5-0-0) MOTION DIDIVED

Following additional presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

18-9-31a

Approve Application # 18-9-31a, 847 South Fifth Street, as amended, with all clarifications, as noted

New Windows

- Remove the existing, down-sized replacement windows on the original cottage, and install new custom sized windows, sized to the historic brick openings, as closely as can be built in square.
- Aluminum-clad wood windows to have flat aluminum casings.
- New windows to be two-over-two, double-hung sash on the original cottage, and one-over-one, double-hung sash on the new addition.

Main Dormer/West Elevation

- The roof on the main dormer, on the west elevation, is to be extended, and windows raised, to match the originally approved drawings (dated 7/26/17).

MOTION: Panzer/McCoy (5-0-0) APPROVED

18-9-31b

Continue Application # 18-9-31b, 847 South Fifth Street, for installation of a new dormer on the south elevation and installation of a new, ground level windows on the north elevation of the connector, and direct Historic Preservation Office staff to place on the October 2, 2018 German Village Commission agenda for further review.

MOTION: Thiell/McCoy (5-0-0) CONTINUED

9. 18-9-32

1017 City Park Avenue

Andrew Melarango (Applicant)

Michael Carey & Meghan Conrad (Owners)

Following presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Approve Application # 18-9-32, 1017 City Park Avenue, as amended, with all clarifications, as noted

New Second Floor Addition/Option A and Option B

- Construct new 6'-8" second story addition to the existing, second-story, rear addition.
- Exterior cladding to be smooth Boral siding with 1 x 6 smooth cedar corner boards, per the submitted drawings.
- Remove existing board-and-batten siding from existing second floor addition, and replace with horizontal siding.
- Roofing to be Certain Teed, standard 3-tab, asphalt shingles; color "Nickel Gray."

Construct New Single-Story Rear Addition.

- Exterior cladding to be smooth Boral siding with smooth cedar 1 x 6 corner boards, per the submitted drawings.
- Roofing to be Certain Teed, standard 3-tab, asphalt shingles; color "Nickel Gray."
- Roofing on side porch to be standing seam copper.
- Foundation to be split-faced CMU.
- New chimney to be stucco.

Main House

- Restore missing door and transom on front elevation.
- Install new asphalt roof on main house to match new additions.

New Garage

- Demolish existing concrete block 2-car garage.

- Construct new approximately 26-ft x 28-ft 2-car garage.
- Pedestrian door on east elevation to be four-panel. Cut sheet to be submitted to Historic Preservation Office staff for approval, prior to installation.
- Two (2) carriage style overhead doors to be on west elevation. New doors to be wood, or steel with wood overlay. Cut sheet for new overhead doors to be submitted to Historic Preservation Office staff for approval, prior to installation.
- Exterior cladding to be HardieBoard over ¾" underlayment.
- Windows on east and west elevations to be 2/2 DHS and four-lite fixed in gable. Windows to be Marvin Ultimate, Next Gen 2.0.

NOTE: Applicant has the option of building Option A or Option B, as reviewed at the September 5, 2018 GVC hearing. If Option B cannot be built, per code, Applicant is to submit to HPO staff written record of the denial from the Building Department.

MOTION: Panzer/Thiell (5-0-0) APPROVED

10. 18-9-33

197 Jackson Street

Phillip L. Barger (Applicant/Owner)

Following presentation by the Applicant, and additional discussion and review, motions were made, votes taken, and results recorded, with the following clarifications, as indicated.

Upon review of Application #18-9-33a, 197 Jackson Street, the German Village Commission recommends approval of the proposed lot split and variances, as submitted:

Request for Lot Split/Variance Recommendation

18-9-33a

The lot split will require the following variances:

North Lot:

- 3332.05(A)(4): To allow a reduction in the required minimum lot width from 50' to 32.12'.
- 3321.05(B)(1): To allow a reduction in the 10-foot clear vision triangle required at the intersection with Jackson St. and the alley to 0'.
- 3332.14: To allow a reduction of the required 6,000 square feet of a lot area for a single-unit dwelling to 2,648 square feet.
- 3332.21: To allow a reduction from the minimum building line of 10' to 7.7'.
- 3332.25: To allow a reduction from the maximum required side yard of 20% of the width of the lot to 0%.
- 3332.26: To allow from the required 3' minimum side yard requirement to 0' for the dwelling on the east and west side yards.
- 3332.26(E): To allow from the required 3' side yard setback for detached garage to the existing 1.6'.

South Lot:

- 3312.49: To allow from the required 4 parking spaces to the existing two parking spaces.
- 3332.05(A)(4): To allow a reduction in the required minimum lot width from 50' to 32.16'.
- 3332.14: To allow a reduction of the required 3,000 square feet of a lot area per dwelling for a two-story, two-unit dwelling to 912.5 square feet per dwelling.

- 3332.19: To allow a dwelling on the South Lot to not front on a public street
 - 3332.25: To allow a reduction from the maximum required side yard of 20% of the width of the lot to 11% from 6.4' to 3.4'
 - 3332.26: To allow from the required 3' minimum side yard requirement to 0' on the west lot line.
- MOTION: Panzer/McCoy (5-0-0) APPROVAL RECOMMENDED

18-9-33b

Upon review of Application #18-9-33b, 197 Jackson Street, the German Village Commission recommends approval of the proposed variance, as submitted:

North Lot:

- 3321.07(B): To reduce the required shade tree from 1 per lot to 0.

South Lot:

- 3321.07(B): To reduce the required shade tree from 1 per lot to 0.

NOTE: The Commission does not intend to require a new shade tree on either lot at this time, but not to exclude a shade tree as a requirement for any future rehabilitation of the properties.

MOTION: Panzer/Ours (2-3[Panzer, McCoy, Hartke – against]-0) APPROVAL NOT RECOMMENDED

11. 18-7-39 (Request for Variance Recommendation)

259 E. Livingston Avenue (aka 247-281 East Livingston Avenue)

Donald T. Plank, Attny. (Applicant)

Toula Management, LLC; 281 Livingston, LLC; & 277 Livingston, LLC. (Owner)

Request for Variance Recommendation

1. Section 3312.21(A) and Section 3312.21(A)(1) of the City of Columbus Planning and Zoning Code (the “Zoning Code”) for certain interior parking landscaping and screening requirements: Applicant requests a variance to not provide one (1) shade tree (minimum of 2 inches caliper at the time of planting) for every 10 parking spaces, or fraction thereof. The applicable section of the Zoning Code would require six (6) shade trees total for the number of parking spaces provided, at fifty-nine (59). Applicant will provide zero (0) shade trees in the interior parking areas, but will be providing a landscape plan with interior landscaping to compensate for this.
2. Sections 3312.21(A)(2), 3312.21(A)(3), and 3312.21(A)(4) of the Zoning Code for interior parking landscaping and screening requirements: Applicant requests a variance to not provide dispersed landscaped islands or peninsulas containing minimum soil area of 145 square feet (s.f.) per tree throughout the interior of the parking lots. The applicable section of the Zoning Code would require six (6) landscaped islands or peninsulas containing minimum soil area of 145 s.f. Applicant will provide zero (0) landscaped island or peninsulas containing the requisite minimum soil area. Applicant requests a variance to not provide for planting beds for parking lot shade trees that are arranged with suitable curbing materials.
3. Section 3312.21(B) of the Zoning Code for parking setback and perimeter landscaping: Applicant requests a variance to not provide landscaping in the perimeter to visually buffer residentially-zoned property from parking lots. Applicant, will, however, be providing a six (6) foot opaque fence along the south and east property lines to buffer the residentially-zoned property from parking lots and to screen for headlights.
4. Section 3312.25 and 3312.29(A) of the Zoning Code for maneuverability: Applicant requests variances from the requirements that (i) “every parking and loading space shall have sufficient access and maneuvering area”, as Applicant proposes to have eight (8) stacked parking spaces on the Property; and (ii) “that a parking space shall be accessible from a street, alley, or maneuvering area” and that “stacked parking spaces may not be counted as required parking spaces for units not served directly by the driveway/garage.” Applicant is using the eight (8) stacked spaces to count as required parking spaces.

5. Section 3312.27(4) of the Zoning Code for the parking setback line: Applicant requests a variance to not establish a parking setback line in a C-4 Commercial District that is ten (10) feet from the street right-of-way line (without respect to the building line). Applicant will provide a zero (0) foot parking setback from the street right-of-way line (of South Sixth Street) for the Property, which is zoned in a C-4 Commercial District.
6. Section 3312.49(C) of the Zoning Code relative to the parking requirements tables: Applicant requests a variance to not provide for the required minimum number of parking spaces, at eighty-five (85). Applicant will provide for fifty-nine (59) total parking spaces on the subject property. Applicant is, therefore, seeking a twenty-six (26) parking space variance from the minimum number of parking spaces required.
7. Section 3356.11(A)(2) of the Zoning Code in connection with building setback lines in the C-4 District. Applicant seeks a variance from the setback requirement of being “no less than the distance equal to the average of the building setbacks on both abutting parcels.” There is only one abutting parcel to the west of the eight (8) parcels comprising the Property. The average building setback of the two (2) existing buildings – one at the far east (Building I) and the building to the far west (which is not part of the Property) – and the average of those two (2) building setbacks is one (1) foot (building setback lines). Another method to calculate an average of the existing building setback lines is to calculate the average of all existing six (6) building setback lines for those buildings located on the Property, which equates to 4’7”. Applicant requests a zero foot (0’) building setback line variance for the proposed infill buildings on the Property (Buildings A and E).
8. Sections 3321.05(A)(1) and 3321.05(B)(1) of the Zoning Code relative to vision clearance standards. Applicant seeks variances from the vision clearance standards for other driveways (on East Blenkner Street) and for vision clearance requirements at the intersection of streets and alleys (at the intersection of South Sixth Street and East Blenkner Street) in connection with (i) the two (2) existing access drives on East Blenkner Street for ingress-egress to and from the Property, as vehicles may be parked and dumpsters may be located immediately adjacent to the access drives, as shown on the Site Plan dated 6/18/2018, submitted as part of Applicant’s application for a council use variance; and, (ii) the access drive on South Sixth Street for ingress-egress to and from the Property, as the six (6) foot opaque fence is located on the property line that runs parallel with East Blenkner Street and may obstruct vision clearance for vehicles at that particular access drive.
9. Sections 3356.03(E) and 3356.05(C) of the Zoning Code related to residential use on the first floor of buildings in the C-4, Commercial Zoning District. Applicant seeks a variance from the C-4 District which prohibits residential on the first floor. Applicant proposes to convert five existing buildings back to residential and develop two new buildings with residential proposed on the first floor of all buildings.

Following the presentation by the Applicant and discussion, Chairperson Hartke called all those wishing to speak in order of speaker slip received.

<u>Name, Address, Affiliation:</u>	<u>Issues/ Comments:</u>
Gayle Streger 369 Berger Alley	<ul style="list-style-type: none"> • Appreciated that one bedroom apts. are proposed. • Concerned Nationwide employee tenants would leave cars on street and walk or scooter to work. • Concerned about lack of landscaping.
Chris Hune 203 E. Beck Street	<ul style="list-style-type: none"> • Written statement submitted and on file at City of Columbus HPO. • A three story tower does not fit in the village. • Opposed to residential on the first floor (#9).

Marie Logothetis 186 E. Sycamore St.	<ul style="list-style-type: none"> • Written statement submitted and on file at City of Columbus HPO. • Opposes all proposed variances. Objects mainly to variance #3 (landscaping).
Michele McFadden 322 E. Beck St.	<ul style="list-style-type: none"> • The proposed project is detriment to surrounding home owners. • Zero setback would adversely affect emergency vehicles. • Character of the project does not fit in GV.
Nelson Genshaft 121 E. Whittier St.	<ul style="list-style-type: none"> • Opposed the variances. • Points already covered by other speakers.
Tim Bibler 772 S. Fifth St.	<ul style="list-style-type: none"> • Written statement submitted and on file at City of Columbus HPO. • Chair of GV Society parking committee. • Parking in north end of GV is already beyond capacity. • Referred to OSU parking study. • No consideration provided for visitor parking.
Jay Godfrey 742 S. Fifth St.	<ul style="list-style-type: none"> • Written statement submitted and on file at City of Columbus HPO. • Overall concerns about the massing/scale/rhythm of the proposal. • Noted the lack of provided green space. • Should reduce the mass to provide more parking.
Nancy Kotting 117 E. Sycamore St. German Village Society	<ul style="list-style-type: none"> • Written GVS statement submitted and on file at City of Columbus HPO. • Referred to a GVS meeting held to discuss larger scale development in GV. • Discussed guidelines, green space, residential nature of GV, and parking. • Not in support of any of the 9 proposed variances.
John Kuijper 1034 Jaeger St.	<ul style="list-style-type: none"> • Opposed the variances. • Points already covered by other speakers.
Michele Holcomb 538 S. Sixth St.	<ul style="list-style-type: none"> • Written statement submitted and on file at City of Columbus HPO. • Lives between Fifth St and Blenkner. • Concerned about parking and landscaping. • Lack of parking will impact nearby neighbors.
Candi Clemens 193 E. Whittier St.	<ul style="list-style-type: none"> • Resident and business owner. • Concerned about high rises in GV. • Sees GV as an inappropriate location for this project. Should be moved closer to Nationwide.
Edward Sadar 992 Jaeger St.	<ul style="list-style-type: none"> • Written statement submitted and on file at City of Columbus HPO. • Discussed need for “urban tree canopy.” • Hornbeams provide no canopy. • Referred to City Code requirements in regard to trees in parking lots.
Rosalie Goodsell 314 Jackson St.	<ul style="list-style-type: none"> • Written statement submitted and on file at City of Columbus HPO.

	<ul style="list-style-type: none"> • Owns property near proposed project. • Already a lack of street parking in north GV. • Discussed effects on property values. • Sees the proposed project as inappropriate for GV.
Paul Burke 314 Jackson St.	<ul style="list-style-type: none"> • Opposes parking variance. • Referred to a study he has personally conducted. • Thinks the variances would bring hardships to residents.
Sandy Schirmer 148 Thurman Ave.	<ul style="list-style-type: none"> • Opposed to variances #5, 7, and 8. • Concerned about traffic backing up on Blenkner. • The proposed project is out of character in GV.
Heidi Harendza 518 S. Fifth St.	<ul style="list-style-type: none"> • Lives near the proposed project. • Some current residents have no other option than street parking. • Comparisons made to campus area conditions are not relevant. • The density of the proposed project is too high.
Carmen Wood 629 S. Grant Ave.	<ul style="list-style-type: none"> • Submitted photos on file at City of Columbus HPO. • Requests that all proposed variances be denied.

Following additional presentation by the Applicant, and additional discussion and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.

Upon review of Application #18-7-39, 259 E. Livingston Avenue (aka 247-281 East Livingston Avenue), the German Village Commission recommends approval of the proposed variances, as amended by Applicant:

- Applicant withdraws the Variances numbered as 1-8.

Request for Variance Recommendation

In regard to properties D, F, B, G, and H only on the submitted site plan, dated 8/20/2018:

9. Sections 3356.03(E) and 3356.05(C) of the Zoning Code related to residential use on the first floor of buildings in the C-4, Commercial Zoning District. Applicant seeks a variance from the C-4 District which prohibits residential on the first floor. Applicant proposes to convert five existing buildings back to residential on the first floor of all buildings.

Reasons for Recommending Approval:

Sanborn Fire Insurance maps clearly indicate that properties D, F, B, G, and H on the submitted site plan were originally residential.

MOTION: Panzer/Thiell (5-0-0) APPROVAL RECOMMENDED

CONCEPTUAL REVIEW

12. 18-9-34

697 South Fifth Street

William Hugus Architects, Ltd. (Applicant)

Susan Kasey (Owner)

Prior to review of Application #18-9-34, Commissioner McCoy noted the need to recuse herself from the proceedings and exited the hearing room. Commissioner Ours excused himself from the remainder of the hearing and existed the building.

New Addition

- Third conceptual review for a new addition.
- Revised floor plan with attached one-car garage.
- Addition pushed back about 12' from existing façade.
- Roofline changed to hipped with lower pitch.

Following presentation by the Applicant, Chairperson Hartke opened the discussion, and Commission members provided comments to assist the Applicant in preparing for further review.

Commissioner Comments:

Commissioner Panzer:

- Thinks the doors should be centered on the façade of the connector.
- Nickel gap siding on the new addition will be okay as long as traditional trim is used.

Commissioner Thiell:

- Consider moving the glass on the front (window/door unit only) of the addition back a foot or two, so it's recessed in the wall. There needs to be a shadow line.
- Thinks the top of the windows should be arched glass. The flat window with arched wood top would not reflect the history of the house. Thinks transom should also be arched glass.

Commissioner Hartke:

- Wondering how all the varied roof forms will look from the neighboring property.
- Have you considered a skylight instead of a dormer?

NO ACTION TAKEN

13. 18-9-35 (attending)

150 E. Whittier St.

William Hugus Architects, Ltd. (Applicant)

Brian Artz (Owner)

Prior to review of Application #18-9-34, Commissioner McCoy returned to the table.

New Roof System

- Proposed new roof system to replace existing leaking flat roof at entry area.
- New roof system to be a hipped roof with a springline to match the existing 6'-2" height.

Following presentation by the Applicant, Chairperson Hartke opened the discussion, and Commission members provided comments to assist the Applicant in preparing for further review.

Commissioner Comments:

Commissioner Panzer:

- Noted that height in the room, and height of the door into the room is what is being requested.
- Need to consider whether the proposed change would take it from being a porch to being an addition.
- Need to consider whether a new roof could be appropriate to engage with the historic roof.
- Try to find out a bit more about the history of the porch.

Commissioner Thiell:

- How high does the roof need to go to get clearance, but low enough to be unobtrusive. Would like to see what that would look like.

NO ACTION TAKEN

14. 18-9-36 (not attending) APPLICATION WITHDRAWN (9-4-18)

662 S. Grant Ave.

Lauerhass Architecture (Applicant)

Marvena Twigg (Owner)

An application, site plan, drawings, and photos have been submitted.

New Dormer and Additions

- Construct new dormer on the south side of the existing cottage.
- Demolish existing rear addition, and bathroom addition.
- Construct new 1½-story rear addition.

STAFF APPROVALS

(The following applicants are not required to attend)

- **18-9-1**

37 East Deshler Avenue

John Rogers (Applicant)

Rachel Rogers (Owner)

Approve Application 18-9-1, 37 East Deshler Avenue, as submitted, with all clarifications noted:

Front Porch Repair

- Repair/replace the existing, wood front porch column(s) and the existing wood, privacy panels with like material of exact same dimension and profile as the existing, original, front porch column, base, and privacy panels; like-for-like.
- Prime and paint any new or bare wood. Top coat color to match existing “White.”

- **18-9-2**

880 South Fifth Street

Michael Parker (Applicant/Owner)

Approve Application 18-9-2, 880 South Fifth Street, as submitted, with all clarifications noted:

Install New Planter Beds

- Remove the one (1) existing, circular-shaped, brick planter located in the public sidewalk along S. Fifth Street, per the submitted photographs.
- Install two (2) new, rectangular-shaped planters, per the submitted site plan and example photographs.
- New granite planters to be one stone in height.
- Relay or install new or used brick pavers in the public sidewalk, as needed, to match existing pavers as closely as possible.
- All work within the public right-of-way to be in coordination with the Department of Public Service.

- **18-9-3**

210 Thurman Avenue

Elizabeth Leidy c/o Lauren Culley & Jeff Excell (Applicant)

Thurman Partners, LLC. (Owner)

Approve Application 18-9-3, 210 Thurman Avenue, as submitted, with all clarifications noted:

New Signage

- Install two (2) new projecting signs, per the submitted shop drawings and renderings.
- One (1) sign to be located at the façade entrance on Thurman Avenue, and one (1) to be located at the entrance on Jaeger Street.
- New signs to measure 2’ 1” wide x 1’ 7” high (3.30 sf).
- Sign panels to be “White” with “Black” fox logo graphics.
- “Black” frames to be mounted to existing masonry, with **all fasteners to be placed into mortar, not into the face of the brick.**

- **18-9-4**

789 City Park Avenue

Jeffrey Covault (Applicant/Owner)

Approve Application 18-9-4, 789 City Park Avenue, as submitted, with all clarifications noted:

Install New Windows

- Remove the four (4) existing, double-hung sash windows on the second story, front elevation of the house, per the submitted photos.
- Rebuild existing wood window jambs, as needed, to exact profile and dimensions, like-for-like.
- Install four new all wood (interior/exterior) Pella Architect Series, one-over-one, double-hung sash windows.
- Color to match existing window color.
- New windows to fit the historic window openings (not to be downsized).
- New wood brick mold to match existing.

Note: COA # 18-7-26 (June 25, 2018) approved window repair. Upon commencement of work, the condition of the windows was discovered to be more deteriorated than anticipated. Additional photographs were submitted.

- **18-9-5**

637 South Fifth Street

Pro Exterior by APCO (Applicant)

Peter Louderback (Applicant/Owner)

Approve Application 18-9-5, 637 South Fifth Street, as submitted, with all clarifications noted:

Install New Windows

- Remove all existing, non-original, non-contributing, one-over-one, double-hung sash windows, per the submitted photos.
- Install new Marvin Next Generation 2.0, aluminum clad wood, per approved list.
- Color to be white.
- New windows to fit the historic window openings (not to be downsized).
- Jamb liners and trim to match the exterior window color.
- Dimensions and profile of casings to match existing.

- **18-9-6**

41 Stewart Avenue

Kiwi Home Renovations (Applicant)

John and Barbara Young (Owner)

Approve Application 18-9-6, 41 Stewart Avenue, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house and garage for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors shall be: Illusive Green for all trim, soffits and front porch, Reserved White for siding on the rear addition and garage walls.
- **Any previously unpainted, masonry (i.e., stone door and window sills/lintels, stone foundation, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **18-9-7**

931 Mohawk Street

Zachary Auxter & Chloe Ladd (Applicant/Owner)

Approve Application 18-9-7, 931 Mohawk Street, as submitted, with all clarifications noted:

Install Radon Mitigation System

- Install new radon mitigation system on the north elevation of the house, behind a bump out not visible from the street.
- The exhaust piping to be painted to match the brick color on the house so as to blend in visually with the building surface as much as possible.
- All work to be as per sketch and specifications submitted by (*Shad Evans RS157*) in accordance with industry standards, and all applicable City Building Codes

- **18-9-8**

926 City Park Avenue

Trevor Major (Applicant/Owner)

Approve Application 18-9-8, 926 City Park Avenue, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- Paint color to match submitted chip. Items to be painted are as follows: on the west exposure (front), the eaves along roofline, trim and crown molding below gutter, picture window frame, on the north exposure, the attic dormer, trim and crown molding below gutters, on the east exposure, attic dormer, trim and crown molding below gutters, rear porch gutter.
- **Any previously unpainted, masonry (i.e., stone door and window sills/lintels, stone foundation and water table, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **18-9-9**

370 East Beck Street

James Menning (Applicant/Owner)

Approve Application 18-9-9, 370 East Beck Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof/First Rear Addition

- Remove all asphalt shingles on the first rear addition, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be Certain Teed, (standard 3-tab), "Nickel Gray."
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, in lieu of hat-vents and/or soffit vents.

Install New Rubber Roof/First Rear Addition

- Remove any/all asphalt shingles or rolled roofing on the flat section of the roof down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.

- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

Install New Half-round Gutters/Two Rear Additions

- Remove the existing, non-original, gutters and corrugated down spouts and dispose of all debris according to Columbus City Code.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary.
- Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.
- Install new, 5", half-round metal gutters and new round, metal down spouts of the appropriate dimension. Finish color to match the existing trim color.
- Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

• **18-9-10**

274 East Columbus Street

Cynthia A. French (Applicant/Owner)

Approve Application 18-9-10, 274 East Columbus Street, as submitted, with all clarifications noted:

Install New Standing-Seam-Metal Roof

- Remove existing tin roof down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new Coated Metals Group standing-seam-metal roof: 26 gauge, 20" panel width, 1 ½" seam height, panel style "smooth". To be installed accordance with all applicable City Code, and manufacturers' recommendations.
- Color to be a "galvalume plus", as per cut sheet.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

Install New Half-Round Gutters

- Remove the existing gutter and down spouts and dispose of all debris according to Columbus City Code.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary.
- Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color.
- Install new, 6", half-round, hanging type metal gutters and new round, metal down spouts of the appropriate dimension. Finish color to be "silver" and match existing gutter on the east facing roofline.
- Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Repair Privacy Fence

- Remove the existing damaged wood privacy fence and install a new six-feet high (6' H), wood privacy fence on the eastern side of the property.
- Style of the new wood fence is to be board-on-board, six-feet high (6' H), straight-cut (not dog-eared or stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers
- Fence to be painted black, to match existing fence.

- **18-9-11**

619 South Fifth Street

Bello Giardino Landscaping (Applicant)

Arsenault (Owner)

Approve Application 18-9-11, 619 South Fifth Street, as submitted, with all clarifications noted:

Repair Brick Sidewalk

- Remove any/all damaged and deteriorated, brick public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new or used brick in the exact same location and of the exact same dimension, as necessary.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

- **18-9-12**

183 Alexander Alley

Priestas Brothers Builders (Applicant)

Adam Kirkland (Owner)

Approve Application 18-9-12, 183 Alexander Alley, as submitted, with all clarifications noted:

Build New Garage/Modify Previous Approval

- Construct a new, 20' x 28', detached, frame garage, per the submitted drawings.
 - Exterior cladding to be #116 wood siding (1 x 6 T&G). Color to be SW9139 "Debonair."
 - Wood trim to be per the submitted elevation drawings.
 - Wood overhangs to be 8" on all elevations.
 - Roof pitch to be 12/12 with approved roofing shingles and metal ridge roll.
 - Twenty-four ft. shed dormer to include four (5) 2' x 3' windows, per the submitted drawing.
 - Gable window and dormer windows to be from the Approved Windows List.
- Cut sheet to be submitted to HPO staff.

- Two (2) 8' x 7' Woodland Creek, Model C, wood overhead garage doors (without arch or hardware) to be on Alexander Alley (north) elevation, per the submitted drawings and product cut sheet.
- One 8' x 7' Woodland Creek, Model C, wood overhead door to be on the south elevation.
- Foundation to be 8" concrete block.

Note: COA# 18-9-12 modifies COA# 18-5-39 (June 5, 2028). Garage is being moved back 4' in order to preserve a mature tree.

- **18-9-13**

747 City Park Avenue

Bello Giardino Landscaping (Applicant)

Greg Eckelman (Owner)

Approve Application 18-9-13, 747 City Park Avenue, as submitted, with all clarifications noted:

Relay Sidewalk

- Pick up and relay existing brick sidewalk along south side of house, per the submitted site plan.
- Add new or used pavers to match, as needed.

Install New Pavers

- Install new Belcrest pavers on the northern side of the property, per the submitted site plan
- Use existing brick and blend with new brick, as needed.

New Plantings

- Install new plantings in tree lawn and in front yard, per the submitted site plan and plantings list.

- **18-9-14**

649 Mohawk Street

David Pallas & Ohio Basement Authority (Applicant)

David Pall (Owner)

Approve Application 18-9-14, 649 Mohawk Street, as submitted, with all clarifications noted:

AC Condenser

- Add a second A/C Condensor unit on West side of house next to existing A/C Unit. Unit must be screened from the roadway.

- **18-9-15**

933 City Park Avenue

Marketa Leeuwenburg (Applicant/Owner)

Approve Application 18-9-15, 933 City Park Avenue, as submitted, with all clarifications noted:

Install New Windows

- Remove the eight (8) existing, non-original, non-contributing windows, per the submitted photos.
- Install new all wood, Weathershield, 2/2 double-hungs sash kits with clear, insulated glass with 7/8 SDL grille to match existing.
- New windows to fit the historic window openings.
- Jamb liners to match the exterior window color.
- Dimensions and profile of casings to be submitted.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color will be Tricorn Black.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **18-9-16**

540 South Sixth Street

Karla Kaeser (Applicant/Owner)

Approve Application 18-9-16, 540 South Sixth Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**

- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **18-9-17**

569 South Sixth Street

David Thomas (Applicant/Owner)

Approve Application 18-9-17, 569 South Sixth Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards. Options are PVC Azek Trim or Cedar.
- Prepare all exterior, wooden surfaces on the main house and garage for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors for the garage will be: Benjamin Moore Quarry (C-5309) for the siding, Benjamin Moore Volcanic Ash (C-5310) for the trim, Sherwin Williams Caviar (SW-6990) for the doors. Paint colors for the main house will be: Benjamin Moore Volcanic Ash (C-5310) for the trim, Sherwin Williams Caviar (SW-6990) for the doors.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint

- **18-9-18**

707 South Third Street

Daniel Connors (Applicant/Owner)

Approve Application 18-9-18, 707 South Third Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the right rear slop of the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Repair/replace all flashing, as needed.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

[] Certain Teed

Style:

(standard 3-tab)

Color:

[] Nickel Gray

[] GAF

Royal Sovereign (standard 3-tab)

[] Nickel Gray

Install New Dryer Vent

- Install new 6"x6" dryer vent with flap near the rear of the building on the North elevation of the rear addition.
- Paint vent and pipe to match brick.

Install Pipe Vent

- Install new 2" pipe vent on the 2nd story of the building.

- Paint vent and pipe to match brick.

- **18-9-19**

857 South Fifth Street

Jennifer and Geoff Clark (Applicant/Owner)

Approve Application 18-9-19, 857 South Fifth Street, as submitted, with all clarifications noted:

Install Fence

- Install a wrought iron fence by Fortin Ironworks between the two houses, per the submitted site plan and product cut sheet.
- Fence design to be per the submitted Fortin specifications sheet: 40.5" tall, 184.25" long,

- **18-9-20**

630 South Lazelle Street

Pro Exterior by Apco (Applicant)

Anthony Meyer (Owner)

Approve Application 18-9-20, 630 South Lazelle Street, as submitted, with all clarifications noted:

Install New Windows

- Remove the two (2) second floor, and one (1) first floor existing, non-original, non-contributing windows, on the facade of the residence, per the submitted photos.
- Install new Marvin Next Gen 2.0 Ultimate, aluminum-clad wood, one-over-one, double-hung sash windows. Exterior color to be white.
- Remove the one (1) basement window on the facade, per the submitted photo.
- Install new Marvin basement window. Basement window to be three-light, simulated divided lite (SDL) to match existing.
- New windows to fit the historic window openings.
- Jamb liners to match the exterior window color.

- **18-9-21**

833 South Third Street

Yard Solutions (Applicant)

Tom and Pat Hager (Owner)

Approve Application 18-9-21, 833 South Third Street, as submitted, with all clarifications noted:

Remove Existing Concrete Sidewalk and Install New Brick Sidewalk

- Remove any/all damaged and deteriorated, concrete public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new Belcrest 760 brick pavers in the exact same location and of the same exact dimension
- All work to be done in accordance with industry standards and with all applicable building codes.
- Relay/repair brick sidewalk from front walk to steps as necessary. All brick to be compatible in size and to be similar color as brick sidewalk to the west and the brick sidewalk to the east of the property.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

- **18-9-22**

523 South Fourth Street

Dan Brown/ Brown's Roofing (Applicant)

Jeffrey Smith & Vijaya Iyer (Owner)

Approve Application 18-9-22, 523 South Fourth Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.

- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
<input type="checkbox"/> Owens Corning	(standard 3-tab)	<input type="checkbox"/> Estate Gray
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “Tinner's Red.”
- Upon completion, all metal valleys and flashing are to be painted “Tinner's Red.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

• **18-9-23**

592 South Third Street

Peter Binning (Applicant/Owner)

Approve Application 18-9-23, 592 South Third Street, as submitted, with all clarifications noted:

Install New Rear Porch Roof

- Remove existing standing-seam-metal roofing, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Examine existing metal roof and either replace if necessary or install Rubber roof over existing metal roof in accordance with industry standards., manufacturers specifications, and Columbus Building Codes regarding installation of metal and rubber roof coverings.
- Applicant has the option to install new E. P. D. M. rubber, in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

Box Gutter repair/Installation

- Examine all box gutters on the rear porch roof and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Line with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Rear Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new 1"x3", tongue and groove wooden, porch flooring.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same

exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications

- Restore the back porch ceiling, banisters/hand rails/columns/lattice skirting as necessary with like material of exact same dimension and profile as the existing, original, rear porch banisters/hand rails/columns; like-for-like.
- Paint entire porch to match existing color.

Repair Masonry Chimney

- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Repair Windows

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.
- Any/all original wood windows are to be repaired in accordance with industry standards for wood windows.
- Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like.

Repair Parking Surface

- The blacktop parking lot will be covered with new asphalt in accordance with all applicable City Building Codes and industry standards to ensure proper installation and drainage. Any necessary asphalt or debris removal will be done in accordance with Columbus City Building Code.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Repair Steps

- Repair crack in front step with concrete, in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.

• 18-9-24

188 Thurman Avenue

Anita "Rosie" Suclescy (Applicant/Owner)

Approve Application 18-9-24, 188 Thurman Avenue, as submitted, with all clarifications noted:

Repair and Repaint Garage

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the garage for repainting using the appropriate hand tools.

- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to match existing "Gray."

- **18-9-37**

163 & 169 East Beck Street

Demarco Inc. (Applicant)

Grant Avenue Associates (Owner)

Approve Application 18-9-37, 163 & 169 East Beck Street, as submitted, with all clarifications noted:

Repair Box Gutters

- Repair existing box gutters, per the submitted specifications.
- Examine all box gutters and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.
- Remove and replace existing asphalt shingles on northwest corner of building. New asphalt shingles to match existing.

- **18-9-38**

593-595 Mohawk Street

Demarco Roofing, Inc. (Applicant)

Grant Avenue Associates (Owner)

Approve Application 18-9-38, 593-595 Mohawk Street, as submitted, with all clarifications noted:

Repair Box Gutters

- Repair existing box gutters, per the submitted specifications.
- Examine all box gutters on the main house and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.
- Replacement shingles must match existing shingles.

- **18-9-39**

597-601 Mohawk Street

Demarco Roofing, Inc. (Applicant)

Grant Avenue Associates (Owner)

Approve Application 18-9-39, 597-601 Mohawk Street, as submitted, with all clarifications noted:

Repair Box Gutters

- Examine all box gutters on the main house and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

- Replacement shingles must match existing shingles.

- **18-9-40**

848 South Third Street

Kurt Lavetti (Applicant/Owner)

Approve Application 18-9-40, 848 South Third Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house for repainting, using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Repainting rear wood siding in Benjamin Moore "Kinsale Harbor Gray", the trim will be painted to match existing trim color. The front porch ceiling will be Benjamin Moore "Kinsale Harbor Gray". The front doors and rear house door will be Benjamin Moore "Adamantine"
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **18-9-41**

South Lazelle Street

Scott Mackey (Applicant/Owner)

Approve Application 18-9-41, 489 South Lazelle Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be:

<u>Manufacturer:</u>	<u>Style:</u>	<u>Color:</u>
[] GAF	Slateline (dimensional)	[] English Gray Slate
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

MOTION: Thiell/Panzer (4-0-0) ADJOURNED (9:10 p.m.)